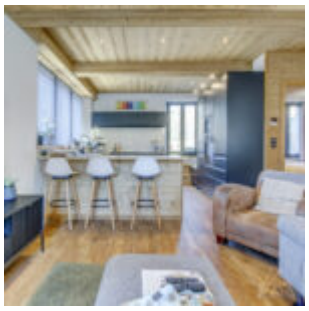
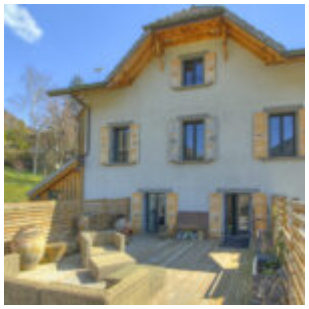
AGENCE
MY HOME
in the Alps

Luxurious duplex – Montriond

Price : 760 000€







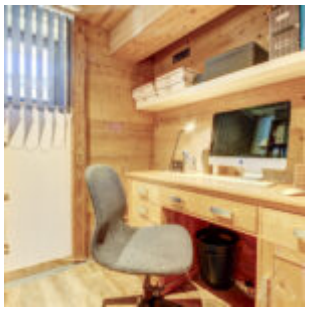

























A magnificent, superbly renovated duplex apartment offering a warm and inviting atmosphere, located in a traditional building dating from 1949. The apartment has been meticulously designed and renovated with great attention to detail, ensuring the use of only the highest quality materials and guaranteeing excellent energy efficiency.

The duplex offers 113 m² of living space. The living area is particularly welcoming, the kitchen is spacious and well-equipped, with direct access to a sunny 55 m² private terrace. It comprises three bedrooms as well as a bunk bed area currently used as an office.

Ground floor/entrance level:

Main entrance with built-in storage and separate WC.
Bright open-plan living area with lounge and dining space.
Modern, fully equipped kitchen with high-end appliances and elegant finishes.
Direct access from the kitchen to a large private terrace.
A double bedroom with en-suite shower room and WC, also enjoying views of the terrace.

Garden level / lower level:

Access via an internal staircase and direct access from the garage.
Entrance area with storage and a utility/technical room with a boiler.
One double bedroom with an en-suite shower room and WC.
Another double bedroom, a sleeping alcove (or office), and a large family bathroom with a freestanding bathtub, walk-in shower, and WC.

Exterior:

Large private terrace, ideal for al fresco dining and usable year-round.
Private garage with internal access and additional storage space (cellar).
Private parking spaces.
Electric vehicle charging station.

Additional features:

High-end, complete renovation.
Underfloor heating with WiFi control.
Air-to-water heat pump for improved energy efficiency.
Triple-glazed windows.
High-quality materials, tiled floors, and elegant wood finishes.
Ample built-in storage.

The duplex is one of three apartments in the building, but it has its own private entrance and does not share any of the interior communal areas. Thanks to this careful and high-quality renovation, it makes an ideal main residence, but also an excellent rental investment, easy to manage as a pied-à-terre.

The apartment is ideally located right next to the free bus stop serving Lake Montriond and Ardent. Several shortcuts also allow easy access to the center of Morzine on foot. Additionally, another bus stop provides service to Thonon-les-Bains, from where you can catch a train to Geneva. It’s therefore perfectly possible to live here without a car, while still benefiting from ample parking if you have one.

Beadrooms :4
Bathrooms :3
Surface area (m2) :113.35
Price :760 000€

PRESENTATION OF THE PROPERTY

Price :760 000
Charges mensuelles :0.00
Situation :Montriond
Meublé
Year of construction :1949
Type of heating :Chauffage au sol

PARTS

Number of main parts :5
Beadrooms :4
Bathrooms :3

MOVE

Covered parking spots :1
Parking spaces :2

MY HOME IN THE ALPS

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